

## **Draft Healthy Design Ordinance Additional Information**

### **SUPPLEMENTAL INFORMATION**

Subsequent to the January 24, 2012 Board letter, the Department of Regional Planning continued to outreach with Public Works, Fire, Parks and Recreation, and Public Health, resulting in additional ordinance amendments and language proposed as follows:

- **Section 21.24.090 Updates to street cross-section diagrams**  
The diagrams of Sections 21.24.090.E.2a, 3a, 4a, and 5a have been updated to shift the dimension line between the face of curb and the parkway, on the left side of the urban standard street cross-sections. Section 21.24.090.E.3.b was also updated to correct the shoulder dimension on the right side of the cross-section diagram from 12-feet to 11-feet. Section 21.24.090.E.6.a and b have been updated to depict a full 10-foot curb and sidewalk dimension, and eliminate an outdated Section reference.
- **Section 21.24.090 Additional street cross-section diagrams**  
Section 21.24.090.E.6 and 21.24.090.E.7 have been updated with an additional street cross-section that depicts a standard cross-section for the parkway and 5-foot sidewalk in lieu of a full 10-foot paved curb and sidewalk area. This cross-section was added in order to allow the County flexibility to require landscaped parkways for certain industrial and commercial streets where street landscaping would soften the streetscape.
- **Section 21.24.210 Clarification to Pedestrian Ways**  
As maintenance responsibility is only clearly described for cul-de-sac through access, this section was updated to reflect that all pedestrian ways outside the road right of way are to be privately maintained by either a homeowners association or property owners equally in agreement.
- **Section 22.08.030 Update to Community Garden Definition**  
The definition of community garden has been updated to reflect the emphasis on fruits and vegetables, and clarify that community gardens can be one or more plots for gardening.
- **Section 22.56.2610 Clarification of Farmers' Markets in Significant Ecological Areas (SEA)**  
Permitted areas for Farmers' Markets have been updated to clarify that a Farmers' Market may be established within a SEA so long as it complies with the provisions for Farmers' Markets, as well as the SEA Ordinance. Farmers' Markets are not permitted in an Environmentally Sensitive Habitat Area as proposed.

# Draft Healthy Design Ordinance

## Revised Diagrams and Language

### Part 3 LOCAL STREETS AND WAYS

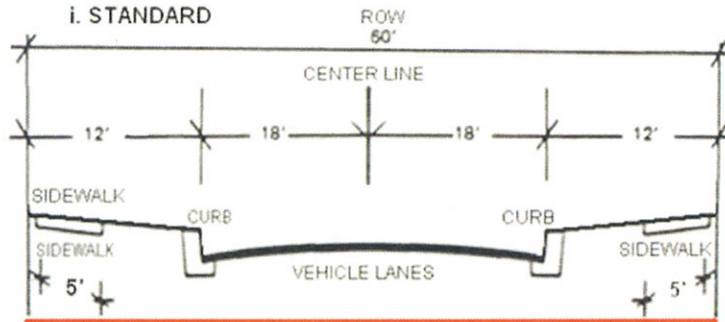
#### 21.24.090 Right-of-way and roadway width requirements--Cross-section diagrams.

Diagrams for Section 21.24.090 (Cont'd)

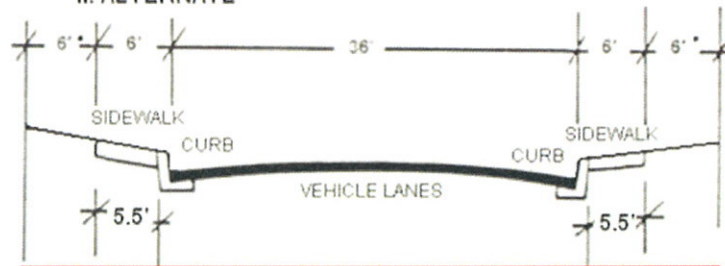
2. INTERIOR COLLECTOR STREETS, CUL-DE-SAC STREETS MORE THAN 700 FEET IN LENGTH, AND LOOP OR OTHER LOCAL STREETS MORE THAN 1,400 FEET IN LENGTH - ONE OR TWO FAMILY RESIDENCES.

##### a. URBAN

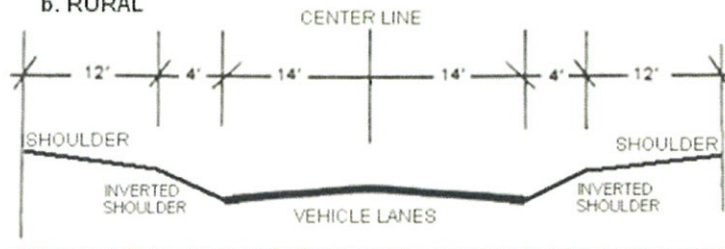
###### i. STANDARD



###### ii. ALTERNATE



##### b. RURAL

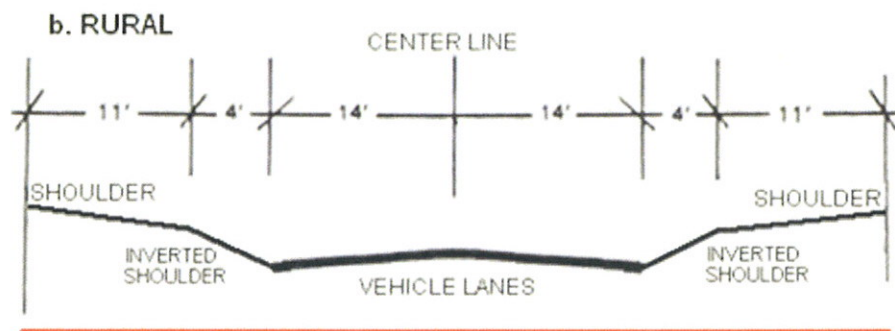
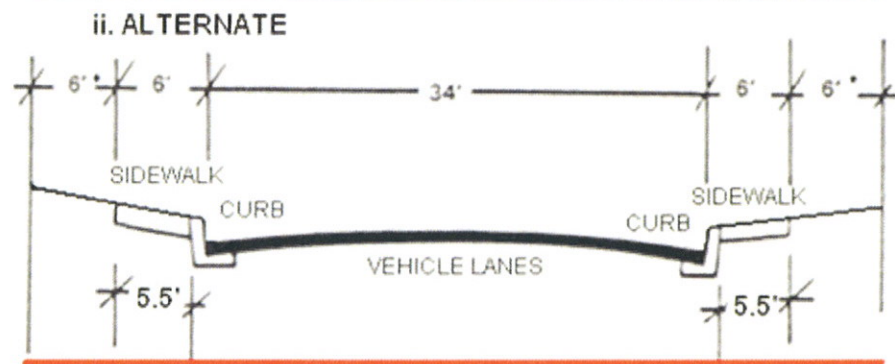
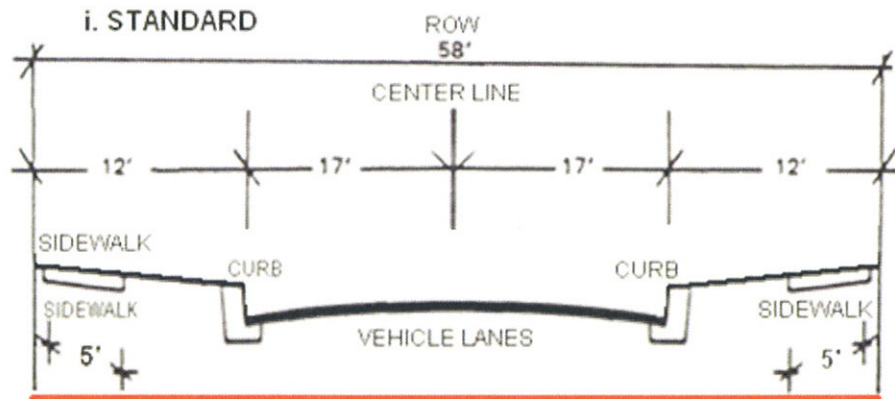


\* See Section 21.24.090 (B)

## Diagrams for Section 21.24.090 (Cont'd)

3. INTERIOR LOCAL STREETS, CUL-DE-SAC STREETS HAVING A LENGTH OF 700 FEET OR LESS, LOOP OR OTHER LOCAL STREETS HAVING A LENGTH OF 1,400 FEET OR LESS.

### a. URBAN

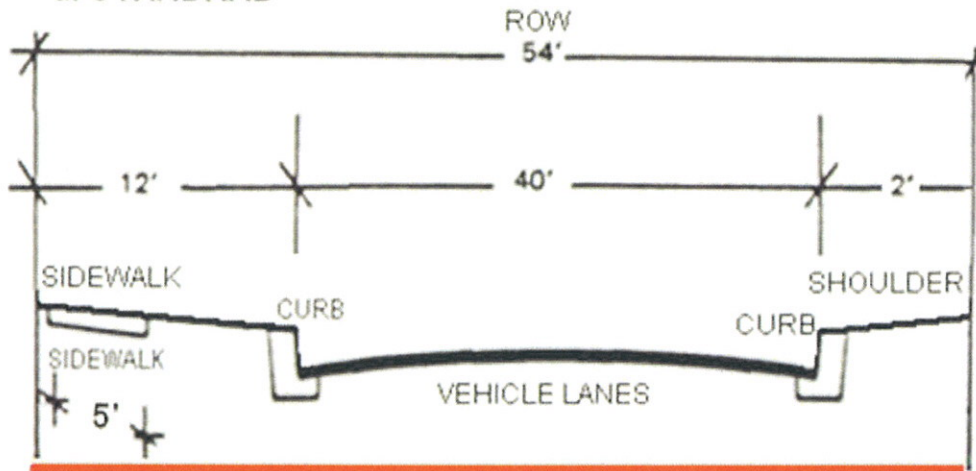


\*See Section 21.24.090 (B)

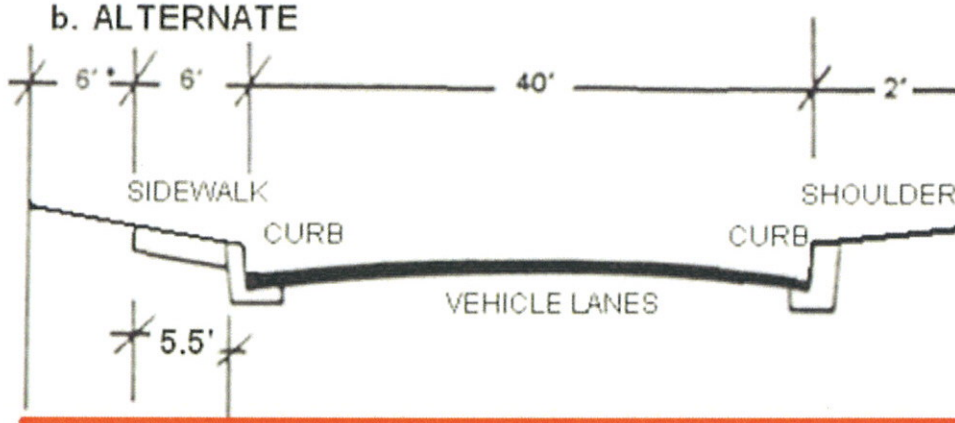
## Diagrams for Section 21.24.090 (Cont'd)

### 4. SERVICE STREET SERVING AS A COLLECTOR STREET FOR MULTIPLE RESIDENCES.

#### a. STANDARD



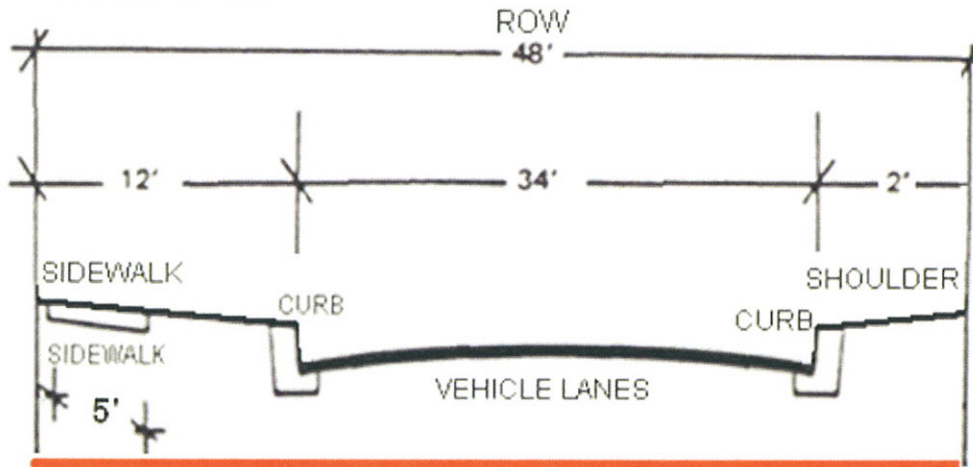
#### b. ALTERNATE



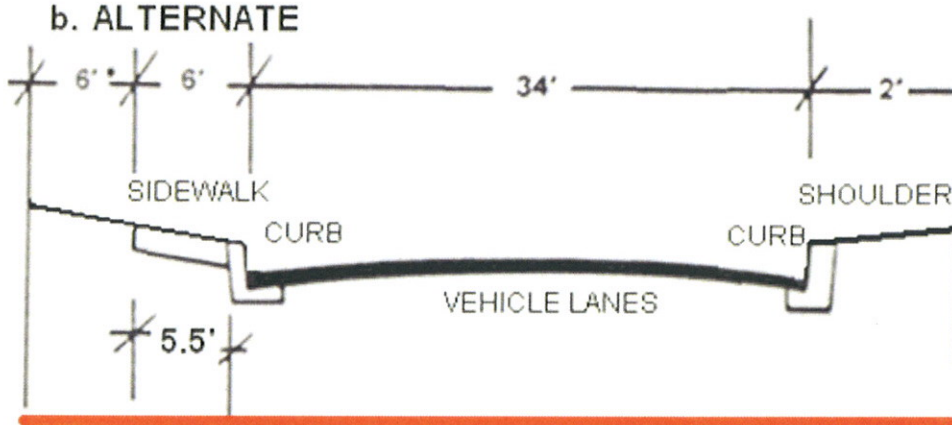
## Diagrams for Section 21.24.090 (Cont'd)

### 5. SERVICE STREET SERVING ONE FAMILY AND TWO FAMILY RESIDENCES.

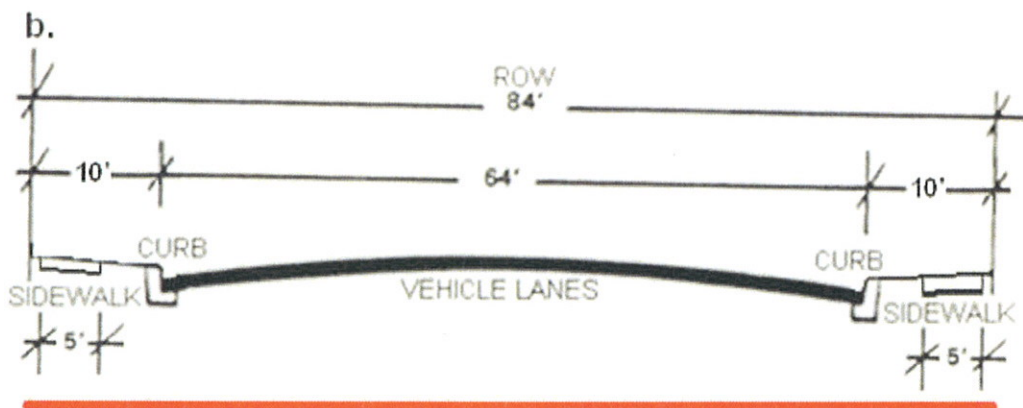
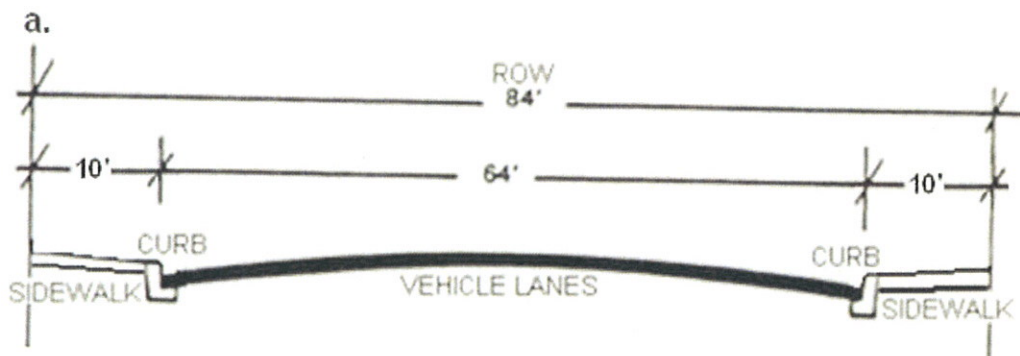
#### a. STANDARD



#### b. ALTERNATE

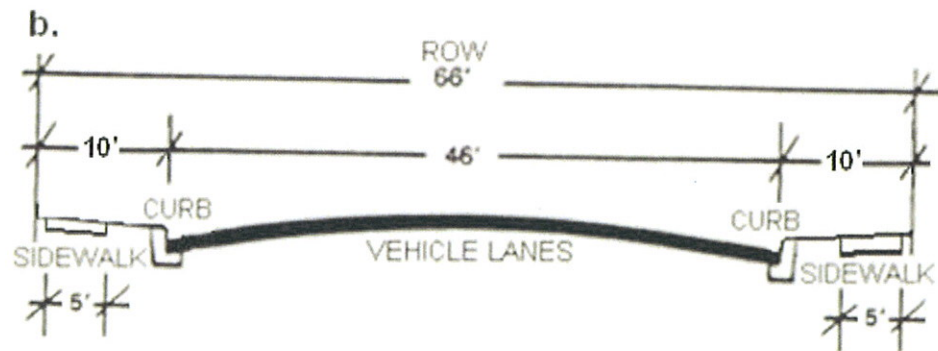
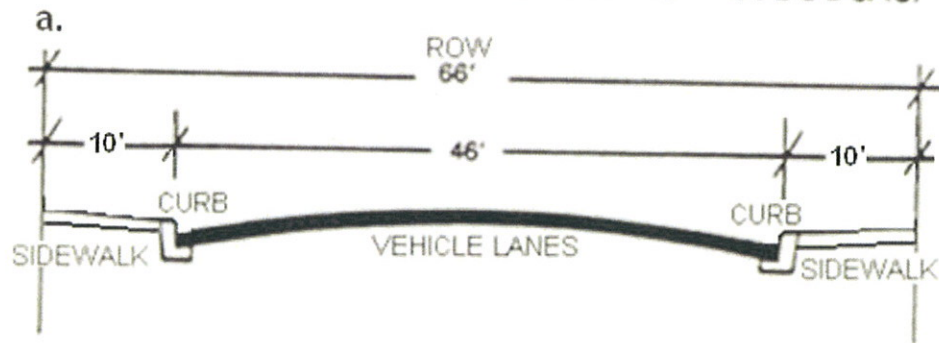


6. INDUSTRIAL AND COMMERCIAL STREETS – ENTRANCE, COLLECTOR OR LOOP.

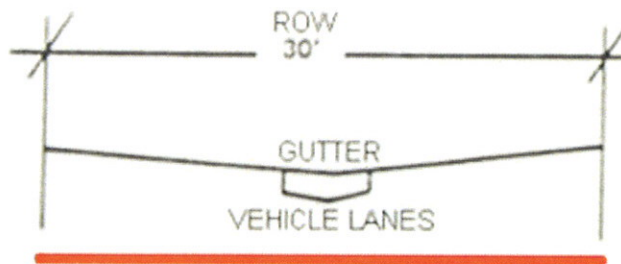




7. INDUSTRIAL AND COMMERCIAL STREETS – CUL-DE-SAC.



8. ALLEY.



#### 21.24.210 Pedestrian ways.

A. Design standards. All pedestrian ways not within the road right of way shall be privately maintained by either a homeowners association or by property owners equally in agreement; shall be designed to maximize pedestrian safety, security, and comfort; and shall include the following:

...  
C. Cul-de-sac through access.

...

2. Such through access shall be depicted with an access and pathway construction easement or dedication, and when improvements are required also a constructed pathway. ~~Such through access shall be privately maintained by either a homeowners association or by adjoining property owners equally in agreement.~~

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### Chapter 22.08 DEFINITIONS

#### 22.08.030 C.

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-- "Community garden" means land used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users, and may be established with single or multiple plots for cultivation or gardened collectively by the users. All accessory storage of appurtenant materials and equipment shall be completely enclosed, and shall be located no less than six feet from any habitable structure. On-site sales of products is not allowed, unless otherwise specifically permitted in the zone.

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### Part 25 FARMERS' MARKETS

#### 22.56.2610 Permitted areas.

A. Subject to the limitations set forth in subsection B below, and the exceptions and standards set forth in this chapter, farmers' markets shall be permitted in zones R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3-(U) (Limited Multiple Residence), R-4-(U) (Unlimited Residence), R-A (Residential Agricultural), A-1 (Light Agricultural), A-2 (Heavy Agricultural), C-H (Commercial Highway), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), C-M (Commercial Manufacturing), C-R (Commercial Recreation), R-R (Resort and Recreation), and O-S (Open Space) provided that the applicant obtains one of the following:

1. A director's review and approval, as provided in Part 12 of Chapter 22.56 for farmers' markets in zones A-2, C-H, C-1, C-2, C-3, C-M, or C-R;
2. A minor conditional use permit, as provided in Section 22.56.085 for farmers' markets in zones R-1, R-2, R-3-(U), R-4-(U), R-A, A-1, R-R, or O-S.



B. Notwithstanding the above, no farmers' markets shall be approved in accordance with this Part 25 shall be allowed if any portion of the development would be located in and any applicable provisions for proposed development located in a Significant Ecological Area (SEA). No farmers' market shall be approved if any portion of the development would be located in an Environmentally Sensitive Habitat Area (ESHA), as described in the Coastal Act and/or any applicable county local coastal program adopted thereunder.

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